



Public Notice



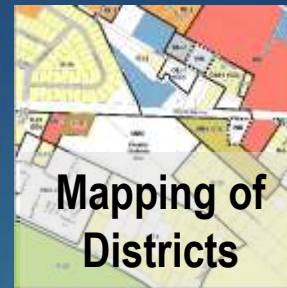
Stormwater



Due Process



Parking



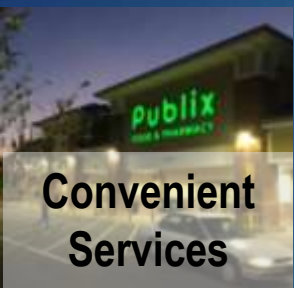
Mapping of Districts



Technical Review



Affordable Housing



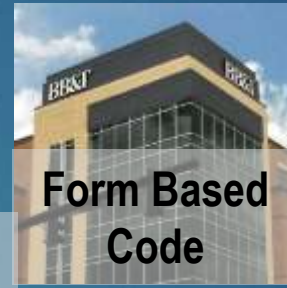
Convenient Services



Infill Development



TIA's



Form Based Code



Signage



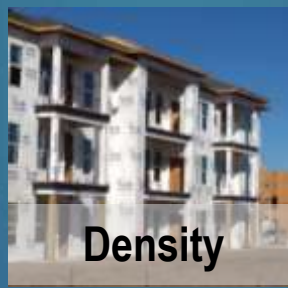
Infrastructure



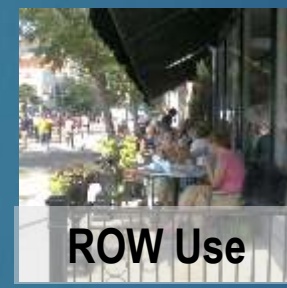
Mixed Use



Ped-Bike



Density



ROW Use



District Standards



Urban Design



Historic Preservation



Tree Protection



Streetscape Requirements



Floodplain Management



Commercial Development

The Draft Land Development Code

Vetting Process and Community Engagement

City Council Briefing
February 3, 2020

As the **DNA** of our city, the **LAND DEVELOPMENT CODE** affects the **livelihoods** of many and the **quality of life** of all. It affects how **traffic** moves about the region, how visitors, residents and prospective businesses **view our city**, the cost and quality of **housing**, the degree to which our city is **treed and landscaped**, how **stormwater** is managed and **flooding** prevented, how our **history** is honored, how **citizens engage** in their community's **growth**, and many other factors that shape the future of Wilmington...





The Land Development Code is one of the most important documents any community can prepare and employ.

2020

ACTIVITY OR PRODUCT

WORK SESSIONS

PC

PC & CC



2021

ACTIVITY OR PRODUCT

PUBLIC HEARINGS
P.C./C.C.

Feb	1 st Half of LDC Text	Recommend & First Reading	
Mar	2 nd Half of LDC Text	Recommend & First Reading	
Apr	Zoning Map	Recommend & First Reading	
May	Reconciliation	Internal Consistency	
Jun	COUNCIL ADOPTION		
Jul	<i>Printing</i>		
Aug	<i>Codification</i>		
Sep	<i>Education</i>		
Oct	<i>New Forms</i>		
Nov	<i>New Procedures</i>		
1 Dec	EFFECTIVE DATE		

6 months

LDC Community Information and Engagement Opportunities

Council Briefings	→	Open to the public and webcast
Sharing of All Draft Sections	→	Posted w/in 24 hrs of Council receipt
On-Line Input	→	Comments to dedicated website
Stakeholder Meetings	→	Various interest groups
Civic Presentations	→	Civic clubs and organizations
Board Presentations	→	HPC, BOA, Tree Commission, Other
Social Media	→	City Communications Staff
Extended Office Hours	→	Planning, Development & Transport.
On-Line Zoning Map	→	Citizen can click on any property for info
Work Sessions	→	Open to the public
Notices/1st Class Mailings	→	As may be required by law
Public Hearings	→	Open and televised

CHANGES IN LAW

- ▶ Land v. Wesley Chapel
206 NC App 123 (2010)
- ▶ Byrd v. Franklin County
368 NC 409 (2015)
- ▶ Reed v. Gilbert
135 S. Ct. 2218 (2015)
- ▶ NCGS Ch. 160D
1-1-2021



THEMES TO APPLY

- ▶ Zoning regulations may not prohibit by implication. (Clear & Express)
- ▶ Regulations should almost never rely on the sign's message. (Time/place/manner)
- ▶ Regulate to the heart of the matter.
- ▶ Not too specific, not too general

